



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by VICE CHAIRMAN TRUESDELL.

CALL TO ORDER 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: CHAIRMAN TODD NIGRO

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN, PLANNING & DEVELOPMENT DEPART., BEN STICKA, PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU, PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, LEAN COLEMAN – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 5 [TMP-6612]	TABLED
Item 7 [GPA-6221]	WITHDRAWN WITHOUT PREJUDICE
Item 8 [ZON-6157]	WITHDRAWN WITHOUT PREJUDICE
Item 9 [VAR-6349]	WITHDRAWN WITHOUT PREJUDICE
Item 10 [VAR-6158]	WITHDRAWN WITHOUT PREJUDICE

Item 11 [VAR-6407]	WITHDRAWN WITHOUT PREJUDICE
Item 12 [SDR-6155]	WITHDRAWN WITHOUT PREJUDICE
Item 17 [ROC-6399]	Abeyance to 6/23/2005 Planning Commission Meeting
Item 23 [WVR-6606]	Abeyance to 7/14/2005 Planning Commission Meeting

MR. RANKIN also indicated that staff requested the following item be tabled.

Item 34 [TXT-6627]	TABLED
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McSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

(6:06 – 6:07)

1-108



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

SUBJECT:

Approval of the minutes of the May 12, 2005 Planning Commission Meeting

MOTION:

GOYNES – APPROVED – UNANIMOUS with McSWAIN abstaining as she was not present at the aforementioned meeting and NIGRO excused

MINUTES:

There was no discussion.

(6:04)

1-42



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

VICE CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

VICE CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

VICE CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-6558 - TENTATIVE MAP - HUE LOFTS AT ART CENTRAL -
APPLICANT/OWNER: SAUCY STRATEGIC PLANNING, LLC - Request for a Tentative Map FOR A MIXED-USE SUBDIVISION WITH 278 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT on .44 acres located at 200 E. Charleston Boulevard (APN 162-03-110-039 & 040), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:07 – 6:09)

1-163

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 1 – TMP-6558

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6188) and the Downtown Centennial Plan Development Standards.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. The Final Map for this site shall be a “Merger and Resubdivision” map as required by the City of Las Vegas City Surveyor.
7. Site development to comply with all applicable conditions of approval for SDR-6188 and all other applicable site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 1 – TMP-6558

CONDITIONS – Continued:

Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-6580 - TENTATIVE MAP - OPUS LAS VEGAS - APPLICANT: HIGHRISE PARTNERS, LTD. - OWNER: SCANDIA FAMILY FUN CENTER - Request for a Tentative Map FOR A MIXED-USE SUBDIVISION WITH 703 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT on 5.32 acres located at 2900 Sirius Avenue (APN 162-08-702-002), M (Industrial) under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1(Tarkanian).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:07 – 6:09)

1-163

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 2 – TMP-6580

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Special Use Permit (SUP-5107) to allow Mixed-Use development, Site Development Plan Review [SDR-5104], and the Downtown Centennial Plan Development Standards.
3. Prior to the recordation of the Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. Show and annotate the additional 5 feet of right-of-way being dedicated for a total radius of 15 feet on the northwest corner of Rancho Drive and Sirius Avenue.
7. Site development to comply with all applicable conditions of approval for ZON-5103, SDR-5104 and all other applicable site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 2 – TMP-6580

CONDITIONS – Continued:

approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-6601 - TENTATIVE MAP - DAY DAWN RIDGE - APPLICANT:WAGNER HOMES - OWNER: DAY START VENTURES - Request for a Tentative Map FOR A 19 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.36 acres on the southeast corner of Hualapai Way and Dorrell Lane (125-19-201-001 & 003), R-PD3 (Residential Planned Development - 3 units per acre) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:07 – 6:09)

1-163

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 3 – TMP-6601

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4626).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. Show and annotate the limits of the dedication for the 5-feet of additional right-of-way required per Condition #10 of Zoning Reclassification ZON-4623, unless otherwise allowed by the City Traffic Engineer.
7. The Final Map for this site shall be a "Merger and Resubdivision" map as required by the City of Las Vegas City Surveyor.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to provide a public sewer path to this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 3 – TMP-6601

CONDITIONS – Continued:

9. Site development to comply with all applicable conditions of approval for ZON-4623, SDR-4626 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-6605 - TENTATIVE MAP - DECATUR/GRAND TETON - APPLICANT: POWER REALTY - OWNER:RAYMOND W. YIN AND ARNOLD LEE - Request for a Tentative Map FOR A 66 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.31 acres adjacent to the northwest corner of Decatur Boulevard and Grand Teton Drive (APN 125-12-802-020), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 units per acre) Zone, Ward 6(Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:07 – 6:09)

1-163

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 4 – TMP-6605

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6117).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

6. Show and annotate the limits of the dedications for right-of –way, Standard Drawing #201.1 for turning movements, and #234.1 for a bus stop turn out.
7. Site development to comply with all applicable conditions of approval for ZON-6116, SDR-6117 and all other applicable site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-6612 - TENTATIVE MAP - CLUB RENAISSANCE - APPLICANT/OWNER: CLUB RENAISSANCE PARTNERS, LLC, ET AL - Request for a Tentative Map FOR A MIXED-USE SUBDIVISION WITH 950 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT on 1.28 acres adjacent to the southeast corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-311-058, 059, 060, 061, 062, 063, 064, and 065), C-2 (General Commercial) Zone and C-2 (General Commercial) Zone under Resolution of Intent to R-4 (High Density Residential) Zone, Ward 1 (Tarkanian).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MCSWAIN – Motion to **HOLD IN ABEYANCE** Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; **TABLE** Item 5 [TMP-6612] and Item 34 [TXT-6627]; and **WITHDRAW WITHOUT PREJUDICE** Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – **UNANIMOUS** with **NIGRO** excused

MINUTES:

There was no discussion.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RQR-6345 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: VIACOM OUTDOOR - OWNER: CITY PARKWAY, IV - Required Two Year Review of an approved Variance [V-0046-92(4)] WHICH +ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 690 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION ALLOWED adjacent to the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

VICE CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 6 – RQR-6345

MINUTES – Continued:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

COMMISSIONER McSWAIN noted the project's proximity to the 61-acre site and asked if staff was considering having the applicant upgrade the sign. DOUG RANKIN, Planning & Development Department, stated that to his knowledge, it has not been discussed; however, staff is asking for a one-year review because it is an active development area.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:09 – 6:11)

1-202

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. If the existing Off-Premise Advertising Sign Structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - GPA-6221 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C. - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 10.38 acres adjacent to the northwest corner of Valley View Boulevard and Meadows Lane (A portion of APN 139-31-111-006 and a portion of APN 139-31-510-019), Ward 1 (Tarkanian).

THE APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAW WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-6157 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Rezoning FROM: R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAW

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:06 – 6:07)
1-108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-6349 - VARIANCE RELATED TO ZON-6157 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC. - Request for a Variance TO ALLOW A 5,510 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS REQUIRED FOR PROPOSED R-5 ZONING on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAW

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-6158 - VARIANCE RELATED TO ZON-6157 AND VAR-6349 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET AND 20 FEET WHERE 133.5 FEET IS THE MINIMUM SEPARATION REQUIRED FOR A PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) Zone, Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAW

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-6407 - VARIANCE RELATED TO ZON-6157, VAR-6349 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE 42 FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAW

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-6155 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6157 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC - Request for a Site Development Plan Review FOR A THREE STORY, FOUR UNIT CONDOMINIUM DEVELOPMENT AND WAIVERS OF THE PERIMETER, BUFFER, AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAW

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-6497 - REZONING - PUBLIC HEARING - APPLICANT/OWNER:
- CHAD CHILDRESS AND GERMAINE CHILDRESS - Request for a Rezoning FROM:
R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 1.06 acres at
5521 Ano Drive (APN 125-24-304-007), Ward 6 (Mack).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – DENIED – Motion carried with GOYNES and TRUESDELL voting NO and NIGRO excused

To be heard by the City Council 7/06/2005

NOTE: Vice Chairman Truesdell disclosed that his daughter recently graduated from law school and when she passes the bar, she will work with Mr. Garcia's firm. His daughter has no involvement with these matters, and the Vice Chairman has had no conversation with her about the item so he would be voting.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that this item was previously held in abeyance at the request of the applicant. Staff is concerned because although the item does conform to the master plan for the area, it does not conform with the general development in the area. The proposed four lots do not conform to any lot sizes within 600 to 700 feet from the subject site. This is an example of spot zoning and staff recommended denial.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 13 – ZON-6497

MINUTES – Continued:

ED GARCIA, Attorney, 3773 Howard Hughes Parkway, appeared on behalf of the applicant and confirmed the request is to build four lots on a parcel slightly larger than one acre. The lots would measure approximately 13,000 square feet and comply with the Centennial Hills General Plan. The applicant is requesting R-1, which allows 5.5 units per acre although the intention is to use 3.8 units per acre. A site plan has been submitted and that limits the development to the 3.8 calculation. The area is not RNP, the General Plan does not call for rural and R-1 is permitted up to 5.5 units per acre.

ATTORNEY GARCIA described the area as a neighborhood in transition although there has not been a lot of recent development. Many of the homes are older and there are several vacant lots. He showed a photo of the property directly adjacent to the subject site to show there has not been much done with the area. The applicant wishes to build four homes with one being for their

ATTORNEY GARCIA was aware of a petition submitted opposing this project and upon investigation learned that approximately 30 signatures came from people who did not live in the immediate area. Three lived in Boulder City and six resided in Henderson. There was no general opposition to the project during the last meeting, and he did not understand what prompted the petition. He offered to discuss any concerns.

LINDA MAYERS, 5801 Ano Drive, opposed the project stating the application would allow up to 4.4 homes per acre and this could set a precedent for rezoning in the neighborhood. The community has 78 acres and only 52 are developed. Approval would open the door for those additional lots to receive the same treatment. She equated approval of this item to removing a park and building town homes in its place. MS. MAYERS' family bought here so her daughter could have horses. Her daughter is an accomplished rider and took first place last year during her first competition. The proposed development would conflict with horses and other livestock such as goats, chickens and peacocks. The vacant subject acre does not have a well or sewer. The construction required to bring in water, sewer and utilities would make it difficult for horses to be on the streets. KB Homes built a horse park in the neighborhood when they entered the neighborhood and the residents would welcome another project such as theirs. She appealed to the Board to protect the resident's lifestyles by denying the application. MS. MAYERS concluded by explaining the petition contained signatures of individuals who have their horses boarded in the subject neighborhood.

DONDI TURNER, 5601 Ano Drive, noted approval would cause a drastic change in the community. Placing four homes on one acre where everyone has one acre-lots would be unfair to the existing residents. The residents moved away from this type of density only to have it brought to their backyard with this proposal.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 13 – ZON-6497

MINUTES – Continued:

KEITH HICKS, 5501 Ano Drive, said the neighborhood is being eroded by actions such as this. He had concerns over residents moving in and complaining about the horses and other animals.

DELORES DEVLIN, 5501 Ano Drive, said she sold the subject lot to an individual who said they would build one house on it. Now, it has been sold to someone else and they are requesting an unacceptable rezoning. MS. DEVLIN does not have horses but would like for her neighbors to be able to keep the animals they love. She requested denial of this application.

PAULA HUTCHISON, 5704 Ano Drive, said that driving within the boundaries of the notification area, she did a headcount of no less than 69 livestock. She opposed the application and stated a two-per-acre proposal would be more palatable. Progress is inevitable but there is a reason for zoning and the current zoning should be respected.

DAVE HAYNES, 5850 Ano Drive, has resided there for 20 years. He owns horses and knows many homeowners in the Valley who are also horse owners that have been forced to move because of high-density residential developments and the complaints that arose about their animals. The application is not compatible with the neighborhood and should be denied.

DON HAYNES, 5850 Ano Drive, stated he was not against construction because that is his livelihood. He is against developers coming into a neighborhood with such an incompatible project.

ATTORNEY GARCIA discussed a recent rezoning in the area that was going to R-PD3, which is three units per acre. The subject application is only for two extra homes and the people who purchase those homes will know what type of environment they are moving into. Those people will not expect paved roads and will realize livestock will be present. He felt that the applicant was suggesting a project compatible with the area.

COMMISSIONER McSWAIN questioned staff about comments made by MS. MAYERS regarding street improvements and street lights. DAVID GUERRA, Public Works Department, indicated that the conditions of approval do call for complete construction of improvements on Ano Drive and Rome Boulevard immediately adjacent to the site. The conditions also require transitional paving and some type of a paved access to the site. The transitional paving would go from the site to the nearest paved access, which he assumed would be Bradley Road. Off site improvements including street lights are required as well as improvements to the sanitary sewer system in both Ano Drive and Rome Boulevard. Other utilities will have separate requirements.

COMMISSIONER McSWAIN concurred with staff's assessment of the project. Suggesting that

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 13 – ZON-6497

MINUTES – Continued:

areas on the periphery of this neighborhood is justification for placing four houses on a one-acre lot within a developed neighborhood is a total disruption. She would not support the item.

COMMISSIONER EVANS concurred.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:11 – 6:34)

1-271

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-6227 - VARIANCE - PUBLIC HEARING - APPLICANT: IORIO PROPERTY HOLDINGS, LLC - OWNER: CENTENNIAL INTERCHANGE, LLC, ET AL - Request for a Variance TO ALLOW 17 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM OPEN SPACE REQUIRED FOR A PROPOSED RETAIL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Centennial Parkway and Juliano Road (APNs 125-29-502-001 and 005), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 14 [VAR-6227] and Item 15 [SDR-6205].

DOUG RANKIN, Planning and Development, stated the item was previously held in abeyance to allow staff to work with the applicant. As a result, some changes have been made to bring the project more into compliance with the Town Center Standards. Staff is still recommending denial because of the request for the open space variance and therefore, denial is also recommended for the companion Site Development Plan Review.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 14 – VAR-6227

MINUTES – Continued:

PAUL HERATAKIS, 701 Bridger Avenue, agreed that the applicant did work quite closely with Planning staff and the site was readjusted to bring the building forward and into compliance. The owner has lost some square footage but the project is much better now and is more pedestrian friendly. The applicant is asking for a three percent variance on open space.

COMMISSIONER GOYNES stated that open space is looked at differently in the commercial and retail arena as opposed to residential. The applicant worked with staff and a three percent difference could be supportive.

COMMISSIONER McSWAIN asked if the Variance was at three percent when the application was originally submitted. MR. HERATAKIS said the entire project has been flipped completely. MIKE CORRENTE added that the original application included a request for a five percent variance on open space; with the revisions, that request is now for only a three percent variance. She also asked staff if other projects along that corridor have been allowed deviations. MR. RANKIN indicated that reduction in open space variances have been approved in various locations within Town Center.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 14 [VAR-6227] and Item 15 [SDR-6205].

(6:34 – 6:34/6:38 – 6:43)

1-1059/1-1198

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-6205).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-6205 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6227 - PUBLIC HEARING - APPLICANT: IORIO PROPERTY HOLDINGS, LLC - OWNER: DANA McDANIEL KANNE AND CENTENNIAL INTERCHANGE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 41,521 SQUARE FOOT RETAIL DEVELOPMENT on 5.0 acres adjacent to the southeast corner of Centennial Parkway and Julian Road (APNs 125-29-502-001 and 005), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

See Item 14 [VAR-6227] for related discussion on Item 14 [VAR-6227] and Item 15 [SDR-6205].

(6:34 – 6:34/6:38 – 6:43)

1-1059/1-1198

CONDITIONS:

Planning and Development

1. Approval of a Variance (VAR-6227) to allow open space on less than 20 percent of the gross site area.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 15 – SDR-6205

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted [by the City Council].
3. All development shall be in conformance with the site plan and building elevations date stamped 05/02/05, except as amended by conditions herein.
4. Combination of Assessor's Parcel Numbers 125-29-502-001 and 125-29-502-005 through a separate mapping process, or recordation of a shared parking agreement between owners of the separate parcels on this site satisfactory to the City Attorney.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to prior to a public hearing by the City Council, to show conformance to Title 19.10 parking requirements.
6. Trash enclosures shall contain roofs in conformance with the Commercial Development Standards.
7. Prior to the time application is made for a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show conformance to planting and spacing requirements of the Town Center Development Standards Manual with regard to amenity zones, buffer planter areas, and parking lots.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.]
10. Pursuant to the Town Center Development Standards Subsection D.1.G, all on-site signage shall be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC) by separate application.
11. Any perimeter property line wall shall meet the fence and wall standards of Subsection D.2.A of the Town Center Development Standards. Wall heights shall be measured from

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 15 – SDR-6205

CONDITIONS – Continued:

the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate 45 feet of right-of-way adjacent to this site for Centennial Parkway, 40 feet for Julianio Road, 40 feet for Regena Avenue, and dedicate a 25 foot radius on the southeast corner of Centennial Parkway and Julianio Road and a 20 foot radius on the northeast corner of Julianio Road and Regena Avenue prior to the issuance of any permits.
15. Construct half-street improvements, including appropriate overpaving, on Centennial Parkway, Julianio Road, and Regena Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Provide a copy of a recorded Joint Access Agreement between the two parcels comprising this site prior to the issuance of any permits unless these parcels are legally joined.
17. Landscape and maintain all unimproved right-of-way (including median islands), if any, adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
19. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 15 – SDR-6205

CONDITIONS – Continued:

roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

20. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to the submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 15 – SDR-6205

CONDITIONS – Continued:

issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-6341 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LATINOS R US LLC - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND WAIVERS OF THE PERIMETER, STREET, AND FOUNDATION LANDSCAPE STANDARDS on 0.11 acres located at 1709 South Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – Motion to HOLD IN ABEYANCE – UNANIMOUS with NIGRO excused

To be held in abeyance to the 6/23/2005 Planning Commission meeting

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

BEN STICKA, Planning & Development Department, stated that the proposed residence to office conversion is consistent with previous approvals in the area. Staff is supporting the associated waivers. He noted that there is a condition for the applicant to revise the parking so that it is angled to allow for adequate backing distance. Also, a cross-access agreement with the property owner to the south is required.

The applicant was not present and staff had not spoken with the applicant recently. The item was trailed to allow time for the applicant to arrive.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 16 – SDR-6341

MINUTES – Continued:

Prior to hearing Item 24, VICE CHAIRMAN TRUESDELL explained that Item 16 had been trailed because the applicant was not present. Because the applicant was still not present, the item was not heard and was abeyed.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:43 – 6:43 / 7:54 – 7:54)

1-1388/2-806

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ROC-6399 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC - Request for a Review of Condition #8 of an approved Site Development Plan Review [Z-0093-93(2)] WHICH REQUIRED A SIX-FOOT WALL ALONG THE SIDE AND REAR PROPERTY LINES at 921-931 West Owens Avenue (APN 139-28-503-024), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

MCSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-6597 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC. - Request for a Variance TO ALLOW A FIVE FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 78 FEET FOR A PROPOSED CHURCH on 0.40 acres at 1328 W. Lake Mead Boulevard (APN 139-21-610-293), R-2 (Medium-Low Density Residential), Ward 5 (Weekly).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with **EVANS** voting **NO** and **NIGRO** excused

To be heard by the City Council 7/06/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 18 [VAR-6597], Item 19 [SUP-6595] and Item 20 [SDR-6596].

BEN STICKA, Planning and Development, explained the applicant is proposing to build a church that is too large for the subject site. The size of the church has necessitated the need for a waiver of the front setback and the perimeter landscape requirements. Also, a Variance is requested for proximity slope of three to one. The Special Use Permit is required for the church in the residential area. There is a concern over parking because the floor plan indicates fixed seating. Since the parking was based on non-fixed seating, it is unclear if the parking would be adequate. A more compatible site design and smaller building could eliminate the need for the Variance and Waiver request so staff recommended denial.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 18 – VAR-6597

MINUTES – Continued:

MELVIN GREEN, Melvin Green Architect Limited, 3305 West Spring Mountain Road, Suite 92, appeared on behalf of the applicant along with the church pastor, GEORGE TURNER. PASTOR TURNER stated he has been in the Las Vegas area for 35 years and the pastor of this church for 18 years. When the church purchased the subject property, the nearby CVS and Jack In The Box establishments did not exist. The congregation has since outgrown the current building and when there are special events at the church, other facilities have to be rented. As an example, he explained that church facilities have to be rented for his baptism activities. He hoped the Commission would approve the 5,700 square foot building. He acknowledged that the plans may not entirely meet Code but asked for sympathy.

MR. GREEN showed photographs of the surrounding properties including the Jack In The Box and the CVS store. The design has accommodated the residential adjacency requirements for the north portion of the property. The applicant is asking for a Variance for a five-foot setback because the best use for the land is not R-2. The General Plan calls for Commercial in that area. MR. GREEN could not envision residential houses constructed in that area because of traffic and the zoning across the street. Also, the applicant has provided intense landscaping around the perimeter of the building. The normal requirement is nine trees but 32 are provided at 20 feet on center to screen the parking lot.

TODD FARLOW, 240 North 19th Street, noted that since there is very little residential in the area, the members will have to drive to church. He asked how the applicant intended to address parking. He also questioned how the abutting property owner felt in relation to the request for a five-foot setback.

DENILLE PERKINS, 2301 Valley View Boulevard; CRYSTAL TURNER, 713 Bright Lights Avenue; ROSIE TURNER, 800 East Bartlett Avenue; ROBERT EARL DUNN, 2704 Sword Street; LONNIE COOPER, 1660 North J Street and BRENDA JOHNSON said that they have witnessed the growth of the church and know what an asset to the community the church is. Allowing the church to grow will enhance the ability of the church to educate and nurture the children in the community. This area is not the best part of the Valley, and the church could help keep the low-income kids in the neighborhood occupied. The proposed church will provide a classroom for children and in addition to bible study, theatre classes and music classes will also be offered. MR. COOPER invited the Board members to come to the church to witness the need for expansion and to worship. MS. TURNER did not want the church to be an eyesore in the community. She hoped the Board would approve the application so the building can expand and look more like a church.

COMMISSIONER EVANS pointed out that there was no question about the merits of the church

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 18 – VAR-6597

MINUTES – Continued:

but the issue the Board had to review was that of land use. He questioned whether the individuals living immediately adjacent to the church were in concurrence with the expansion and asked staff if there were any alternatives to the design that would make the project meet the Code more closely.

PASTOR TURNER explained that the landowner of the property immediately to the west also owns the property on the north side, and he has asked the church if they would like to sell their property. The Pastor refused to sell the land because he felt the ownership of the property was a blessing from God and because that land owner wanted to build a mini mall on the parcels. Regarding the seating capacity, the Pastor explained the original intent was to install pews but they would be willing to use folding chairs to meet the requirements of the City. MR. GREEN clarified that based on an earlier discussion with staff, the actual seating area has been redesigned so that folding chairs will be utilized instead of pews.

COMMISSIONER GOYNES asked PASTOR TURNER if during discussions with the adjacent land owner, there was any discussion regarding members parking on the lot to the west. The Pastor said that the only interest was to purchase their property to build a shopping center. The Commissioner confirmed with the Pastor that the congregation ranges from 150 to 200 members on the church roll and about 50 to 60 members attend on Sunday. He asked how the proposed parking lot, with 17 spaces, could accommodate that many members. MR. GREEN indicated that the church would have to speak with the owner to the west to coordinate a parking agreement for Sundays. The project does meet the minimum parking requirement based on the square footage of the building. COMMISSIONER GOYNES assumed the members would park on Hart Avenue and Lexington Street.

COMMISSIONER GOYNES stated his primary concern was adequate parking in the future. The area can support the structure, as it is needed and he supports it. With the Jack In The Box, Mario's and CVS Store in the area, the church would be an appropriate use. He did not know how to get more parking on the site because the church did not want to reduce the proposed structure. The landscaping is sufficient and he would like to see the project built. The Commissioner is a supporter of churches and he felt this would be a welcome addition to the area.

COMMISSIONER EVANS thought the site was overbuilt to the point of not meeting the Code. He hoped the applicant would work with staff to reduce the scope or reorient the project so that it would meet Code and the church could flourish. He was also concerned about not having the neighboring property owner's support of the project. MR. GREEN said that there has been discussion about flipping the design so that the church is on the east side of the property but doing so would cause a problem with the egress off of Lake Mead Boulevard. Also, with that

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 18 – VAR-6597

MINUTES – Continued:

configuration, the entrance off of Lexington Street would occupy two to three parking spaces so no spaces would be added to the site.

COMMISSIONER DAVENPORT asked staff if the applicant met the distance separation requirement from the north property but a Waiver was needed for the west property line. MR. RANKIN confirmed he was correct.

VICE CHAIRMAN TRUESDELL said no matter how it is described, the reality was that members will be parking on Lake Mead Boulevard and Lexington Street because if half the congregation walked to church, there would still be insufficient parking. The proposal suggested putting a lot of activity and building on a very small property with no parking. MR. GREEN pointed out that the people using the worship area would most likely be the people using the classrooms. The Vice Chairman felt that it was too much building on this site. Also, the relationship the church has with the adjacent property owner does not sound as if the church will be allowed to use the adjacent lot for parking. Lake Mead Boulevard is a major arterial and the Vice Chairman was concerned members would try to park on that street on Sundays. He had a hard time finding support for the project.

MR. GREEN suggested the item be held in abeyance to allow time for the applicant to speak with staff and reduce the size of the building enough to add additional parking. COMMISSIONER EVANS said he could support an abeyance as did VICE CHAIRMAN TRUESDELL. PASTOR TURNER, however, did not want to lose the classrooms because they are badly needed in the subject area.

COMMISSIONER McSWAIN said she could support an abeyance if that was the will of the Board. She noted that a variance for parking was not necessary and was not part of the application. The church would be an improvement to the neighborhood. The Commissioner thought MR. GREEN had well justified the reasons for granting the other variances. She agreed that the corridor would not stay residential. In her neighborhood, two churches and a school are all located on the same corner. On Sundays and sometimes on Saturdays, people park in front of her home. COMMISSIONER McSWAIN thought having the upgraded property was an even trade, and she supported the application without modifications.

MR. GREEN pointed out there is a bus stop across the street and many members walk to church.

COMMISSIONER STEINMAN asked staff if City standards have created a problem because the church meets the requirements for parking yet the Board can see there is too much proposed for the site. Regarding the residential adjacency, the requirement is in place but it is obvious the

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 18 – VAR-6597

MINUTES – Continued:

land the subject lot is abutting will not be residential. He thought maybe the standards were not up to date since the site is acceptable per Title 19. He would support the item knowing he had to grant a variance for residential adjacency, which was not a problem because he knew the adjacent site would be commercial.

COMMISSIONER GOYNES confirmed with MR. GREEN and PASTOR TURNER that they would rather have the item voted on than held in abeyance. The Pastor did not want to reduce his building to allow for more parking. If forced to reduce the size of the building, the church would have to relocate in the future because they will outgrow the building. As proposed, he felt the church could remain at this location for some time.

COMMISSIONER GOYNES said he would not have too much trouble motioning for approval because most of the churches in the area probably have similar situations. In addition, it is difficult to require more parking when the development meets Code.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 18 [VAR-6597], Item 19 [SUP-6595] and Item 20 [SDR-6596].

(6:45 – 7:23)
1-1452

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-6596 and Special Use Permit SUP-6595.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Acquire all necessary permits from the Department of Building and Safety.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6595 - SPECIAL USE PERMIT RELATED TO VAR-6597 - PUBLIC HEARING - APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC. -
Request for a Special Use Permit FOR A PROPOSED CHURCH at 1328 W. Lake Mead Boulevard (APN 139-21-610-293), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

C.C.: 07/06/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with EVANS voting NO and NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

See Item 18 [VAR-6597] for related discussion on Item 18 [VAR-6597], Item 19 [SUP-6595] and Item 20 [SDR-6596].

(6:45 – 7:23)

1-1452

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Church/House of Worship use.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 19 – SUP-6595

CONDITIONS – Continued:

2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.
4. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of parking areas, minimum front yard setbacks, maximum monument sign size, perimeter landscaping, parking lot landscaping and trash enclosure location that are designed in accordance with the requirements of the Zoning Code, unless otherwise approved by the City Council through Variance VAR-2283 and through waivers attached to Site Development Plan Review SDR-2280.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6596 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6597 AND SUP-6595 - PUBLIC HEARING - APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC. - Request for a Site Development Plan Review FOR A PROPOSED 5,700 SQUARE-FOOT CHURCH AND WAIVERS TO ALLOW A 10 FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED AND THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.40 acres at 1328 W. Lake Mead Boulevard (APN 139-21-610-293), R-2 (Medium-Low Residential) Zone, Ward 5 (Weekly).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with EVANS voting NO and NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

See Item 18 [VAR-6597] for related discussion on Item 18 [VAR-6597], Item 19 [SUP-6595] and Item 20 [SDR-6596].

(6:45 – 7:23)

1-1452

CONDITIONS:

Planning and Development

1. Prior to the issue of building permits a revised site plan shall be submitted to the

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 20 – SDR-6596

CONDITIONS – Continued:

Planning and Development Department that shows a plaza near the building a minimum of 250 square feet in area.

2. Prior to the issue of building permits revised elevations shall be submitted to the Planning and Development Department that reflect four-sided architecture. The design shall include features that increase visual interest such as pilasters, recesses, pop outs or box outs on all sides.
3. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect landscaping around the foundation of the building, one landscaped parking lot finger, and a minimum of four five-gallon shrubs for each tree within provided planters.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, date stamped 04/26/05, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. The lighting shall be directed away from adjacent property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 20 – SDR-6596

CONDITIONS – Continued:

11. All City Code requirements and design standards of all City departments must be satisfied.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

14. Coordinate with the City Surveyor to determine the method of mapping necessary, if mapping is required. If mapping is required the map should record prior to the issuance of any building permits for this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
16. The proposed driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Show all Sight Visibility Restriction Zones (SVRZ) as presented by Clark County Area Standard Drawing #201.2 for this site.
18. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-6572 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HIGHLAND STREET GROUP, LLC - Request for a Variance TO ALLOW A 51 FOOT FREESTANDING GROUND SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED on 0.28 acres at 2580 Highland Drive (APN 162-09-110-021), M (Industrial) Zone, Ward 1 (Tarkanian).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with TRUESEDELL voting NO and NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESEDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that after reviewing the application for a Variance for height of the sign, staff found no evidence of extraordinary or extreme circumstances. It is a self-imposed hardship and staff could not support the request.

PAUL LARSEN, Attorney, Lionel Sawyer & Collins, 300 South 4th Street, appeared on behalf of the applicant and stated that this is an existing adult use along Highland Street. The Board approved a remodel and expansion approximately a year and a half ago. During the plans check

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 21 – VAR-6572

MINUTES – Continued:

process, it was determined that only the front parcel, of the two, was subject to a use permit for adult use. As a result, the building had to be moved forward to the front parcel. Doing so caused a problem because there was an existing 70 to 75 foot power line that provides a constraint on the applicant. Currently, the power lines at distribution level voltage are coming from a substation that blocks the applicant from having a sign in the front as originally proposed and approved. As a result, the applicant is requesting moving the sign to the side of the building.

ATTORNEY LARSEN explained that the size of the requested sign is a reduction from the existing sign; however, because of the blockage of the building, it needs to be raised. The 11-foot Variance being requested would enable the sign to sit above the building. The power pole causing the problem was not shown on the rendering being referenced.

TODD FARLOW, 240 North 19th Street, recalled that the site has been discussed for development for years. The size of the sign is irrelevant, quality is the important issue. He was anxious to see the project completed.

COMMISSIONER STEINMAN confirmed with ATTORNEY LARSEN that the sign on the north side of the building belonged to another company but advertises for the subject business. The Commissioner asked which direction the proposed sign would face. ATTORNEY LARSEN replied it would face in a north/south direction.

COMMISSIONER STEINMAN felt the building would be tall enough that it would hide a major portion of the sign from the Sahara Avenue view point. The existing sign seemed to be the right type of sign for that kind of business. He wondered why more and higher signage was requested. ATTORNEY LARSEN explained that the sign the Commissioner was referencing was an off premise sign and there was no guarantee it would always be there. The proposed sign would be on premise for the building.

COMMISSIONER McSWAIN stated that the existing sign would violate Code if it was owned by the subject business. ATTORNEY LARSEN consulted with an associate and informed the Board that the sign was an off premise sign being leased during construction and once completed, the sign would no longer be used for the business. The sign is not on the subject site.

COMMISSIONER McSWAIN said she wanted to be fair to all establishments of this nature and tried to recall how the signage for Treasures was handled. MR. RANKIN stated he was not aware of what the sign dimensions were on Treasures because he was not part of the Planning Department at that time. He offered to research to see if a Variance was granted for that project.

COMMISSIONER DAVENPORT recalled another site that had a sign directing traffic to

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 21 – VAR-6572

MINUTES – Continued:

Treasures. ATTORNEY LARSEN thought the office complex and Treasures was considered a single development and the billboard to direct traffic was on the portion of the site that had the office complex.

COMMISSIONER EVANS stated he did not have a problem with the sign or proposed height. The Industrial/Highland area is where signs should be. He thought the request might have stemmed from visual requirements from the freeway. ATTORNEY LARSEN said that most visibility issues related to Highland Drive, not the freeway. The sign is for immediate vicinity advertising. COMMISSIONER EVANS said he believed there were other members who would support the application.

VICE CHAIRMAN TRUESDELL felt the applicant chose to move the building forward. He understood the property line issues but noted that the building is situated right on the curb. Now, the applicant wants a larger sign to go along with the two side signs. ATTORNEY LARSEN clarified that the sign is not larger, it would just be higher and added that the sign plan was approved.

VICE CHAIRMAN TRUESDELL thought the applicant was asking for a lot of signage, which could have been incorporated better with the building and there would be no discussion.

COMMISSIONER STEINMAN questioned why the sign could not be on the north side of the building at 40 feet high. ATTORNEY LARSEN indicated the driveway to the rear parking lot off of Highland Drive occupies the entirety of that section of the property.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:23 – 7:38)

1-3185

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

2. The sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 21 – VAR-6572

CONDITIONS – Continued:

3. Site development to comply with all applicable conditions of approval for SDR-3314 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-6634 - VARIANCE – PUBLIC HEARING - APPLICANT/OWNER: VICTOR L. TREVIZO & JORGE A. TREVIZO - Request for a Variance TO ALLOW AN EXISTING FOUR-FOOT SIX INCH FENCE IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 0.16 acres located 4613 Evergreen Place (APN 139-31-410-008), R-1 (Single-Family Residential District) Zone, Ward 1 (Tarkanian).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to condition – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

BEN STICKA, Planning and Development, explained that the applicant created a self-imposed hardship by constructing a fence six inches higher than what is allowed by Code. Also, the existing fence does not meet the standard which requires a minimum of twenty percent contrasting materials. Because of this, staff recommended denial of the Variance.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 22 – VAR-6634

MINUTES – Continued:

JORGE TRAVIZO appeared and requested a Spanish speaking translator. ATTORNEY EDUARDO CHACON was in attendance and although he did not appear on behalf of the applicant, he offered to translate for MR. TRAVIZO. The applicant questioned the specific conditions on the application. MARGO WHEELER, Planning & Development, indicated that the condition stated the work must be completed within one year. MR. TRAVIZO had MR. CHACON verify with the members that the fence did not have to be taken down to four feet in height to meet Code. MR. TRAVIZO concurred with staff's conditions.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:38 – 7:42)

2-271

CONDITION:

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WVR-6606 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: DAY STAR VENTURES, LLC - Request for a Waiver of Title 18.08.110 (C)(3) and Title 18.12.510 (A)(1) TO PERMIT SUBDIVISION PERIMETER WALLS WITH RETAINING WALLS TO EXCEED A WALL HEIGHT OF SEVEN FEET TEN INCHES AND PROVIDING A MINIMUM FOUR FOOT WIDE LANDSCAPED HORIZONTAL OFF-SET adjacent to the northeast corner of Farm Road and Jensen Road (APN 125-18-201-008), PD (Planned Development) Zone, Ward 6 (Mack).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

MCSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WVR-6643 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA INC. - Request for a Waiver of Title 18.12.105 TO ALLOW FOR PRIVATE DRIVES TO BE LESS THAN 24 FEET IN WIDTH AND GREATER THAN 200 FEET IN LENGTH, A WAIVER OF TITLE 18.12.130 TO ALLOW FOR PRIVATE DRIVES TO EXCEED 150 FEET IN LENGTH WITHOUT PROVIDING A CUL-DE-SAC AND A WAIVER OF TITLE 18.12.160 TO ALLOW INTERNAL STREET INTERSECTIONS TO BE OFFSET LESS THAN 125 FEET FOR A PROPOSED SUBDIVISION at the southwest corner of Shaumber Road and Farm Road (APNs 126-13-310-001, 126-13-301-005 & 006), PD (Planned Development) Zone, Ward 6 (Mack).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to condition – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with KB Homes and NIGRO excused

To be heard by the City Council on 7/06/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that staff is supportive of the Waiver requests because the major circulation through the neighborhood will be by the 39-foot wide private drives. The smaller 20 and 24-foot drives will be acting as alleyways. The City does not

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 24 – WVR-6643

MINUTES – Continued:

have a mechanism for private alleys so this application was used to accommodate that. Also, there are 25-foot greenways throughout the development to encourage pedestrian friendly traffic. Staff believed the waivers would be appropriate to encourage a walk able community.

JON FIELD, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway appeared on behalf of the applicant and concurred with the conditions of approval. Due to previous concern, ATTORNEY FIELD assured the Commission that efforts are being made to ensure they receive the Site Plans in a timely fashion.

TODD FARLOW, 240 North 19th Street, asked if street parking would be allowed within the development. MR. RANKIN indicated that the 39-foot drives would provide for street parking.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:54 – 7:59)

2-827

CONDITION:

Planning and Development

1. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6582 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STEPHEN TURNER - OWNER: RAYMOND PISTOL - Request for a Special Use Permit FOR A TAVERN AND A WAIVER OF THE 1,500-FOOT DISTANCE SEPARATION FROM A SIMILAR USE at 1232-1238 South Las Vegas Boulevard (APN 162-03-112-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 07/06/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with DAVENPORT and EVANS voting NO, TRUESDELL abstaining because he owns property directly across the street and he may or may not be coming in for a similar application in the future and NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained this pertains to a previously approved Special Use Permit that did expire. The applicant did not file for an extension of time when available so the applicant is back before the Board to reinstate the original permit for a tavern at this location. An additional condition has been written that would restrict the tavern to the address of 1236 Las Vegas Boulevard.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 25 – SUP-6582

MINUTES – Continued:

EDUARDO CHACON, Attorney, Crosby and Associates, 711 South 8th Street, Las Vegas, appeared on behalf of the applicant. He concurred with MR. RANKIN'S description of the application. The owners allowed the permit to lapse because they were contemplating a possible alternative use for the property. Currently, the property is a run-down motel and is not aesthetically pleasing. Any development would only enhance the environment. He was unaware of any protests regarding the project. ATTORNEY CHACON concurred with all conditions and requested approval. COMMISSIONER GOYNES confirmed with MR. RANKIN that there were three protests received the week of the meeting.

DOMINICK VITALE, 1489 South 7th Street, indicated that he owned the property at 1400 South 3rd Street, which includes a tavern that has existed for 29 years. That tavern is within 700 feet of the subject property. He pointed out that there are seven liquor establishments within 1500 feet of the subject site and a license was recently issued for the property across the street from the subject site. He felt there would be a saturation of this type of use and he opposed the project. MR. VITALE also cited concern over traffic hazards as the only exit from the subject site is onto a one-way street.

COMMISSIONER McSWAIN stated that from her point of view, saturation is not an issue because of the nature of Las Vegas Boulevard and what exists along the corridor.

COMMISSIONER EVANS recalled that when this application was originally heard, he had voted against it. Although he did see some merit to the application, he would continue to remain consistent in voting against the application.

COMMISSIONER DAVENPORT questioned whether the existing building would be torn down. STEVE TURNER, applicant, 2245 Columbia Circle, Henderson, indicated that the building would not be torn down, it would be remodeled.

COMMISSIONER GOYNES declared the Public Hearing closed.

(7:59 – 8:05)

2-958

CONDITIONS:

Planning and Development

1. This approval is specifically limited to the 1,452 square foot existing structure at 1236 Las Vegas Boulevard. No service of liquor will be allowed outside this existing building, or to any other building on the site. Any modification to the building housing the Tavern that

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 25 – SUP-6582

CONDITIONS – Continued:

- would result in an increase in the size of the Tavern, or any action intended to move the Tavern elsewhere on the subject site, will require approval of a new Special Use Permit application.
2. Conformance to the Conditions of Approval of Site Development Plan Review [SDR-3125].
 3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
 4. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Tavern) use.
 5. The use shall conform to the provisions of LMVC Chapter 6.50.
 6. The waiver is approved for the distance separation from other taverns.
 7. Parking shall be maintained at a minimum of 47 parking spaces including four handicapped accessible spaces. If the current parking lot configuration is modified, the applicant must submit a site plan, for review and approval by the Planning and Development Department, depicting the final parking lot configuration that adheres with all of Title 19 parking lot design standards.
 8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Las Vegas Boulevard South adjacent to this site prior to occupancy of this site. This condition shall not be enforced if the applicant submits information acceptable to Staff that shows existing permanent signage or buildings located within the area being requested for dedication.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6585 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RANDY RICE - OWNER: DONALD H. DUNWOODY - Request for a Special Use Permit FOR AN AUTO TITLE LOAN AND WAIVERS OF THE 200 FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE; THE 1,000-FOOT DISTANCE SEPARATION FROM A SIMILAR USE; AND A MINIMUM OF THE 1,500 SQUARE FOOT FLOOR AREA REQUIREMENTS at 3312 Meade Avenue, Unit G (APN 162-08-301-007), M(Industrial) Zone, Ward 1 (Tarkanian).

C.C.: 07/06/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – DENIED – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open.

BEN STICKA, Planning and Development, explained that staff could not support this item due to the number of waivers that are being requested. Staff also believed the parking could be problematic. A condition has been added so that if the item is approved the applicant would submit a parking analysis to demonstrate adequate parking on the site.

LYNN LAMONTAGNE, 3312 Mead Avenue, Suite G, appeared on behalf of the applicant and indicated the business is very small and there is no competition with the nearby pawn shop. The

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 26 – SUP-6585

MINUTES – Continued:

clients are seen one at a time and by appointment only so parking would not be an issue. She indicated that she is the only employee on premise and other than the room she needs to operate in, there is a small storage area in the back. The property is located at the front of the subject parcel and there are very high walls and buildings between the subject building and the nearby residential. The operation is low key and would not require large signage.

DARRYL HUNTER, property manager for the subject site, appeared on behalf of the owner of the property who was out of the country. MR. HUNTER indicated that parking could be added for this client. He asked that staff explain the requirements so he can try to meet them.

TODD FARLOW, 240 North 19th Street, asked if the use permit would go with the property if the application was approved. He was concerned that if the small business moved out, a larger company could occupy the space and offer many more loans per day. MR. HUNTER indicated that he controls the tenants and he would not allow a similar use to occupy the site if MS. LAMONTAGNE'S business was gone. DEPUTY CITY ATTORNEY BRYAN SCOTT informed the Board that if the business ceases to exist, another business could occupy that space within 180 days. The license would leave with the occupant but the special use permit remains with the land for 180 days.

JERRY RYAN, ASAP Loans and Pawn Plus, 3010 South Valley View Boulevard, stated that his company does title loans and they fall within the 1000 foot separation distance area. He objected to the waivers being granted because the company he represents abided by those requirements, and there is plenty of property available in the Valley for them to locate their business to.

COMMISSIONER McSWAIN commented that the separation requirements were implemented because of complaints of saturation. Even though this business might operate differently, she still could not support it because the use permit would remain with the property.

COMMISSIONER GOYNES declared the Public Hearing closed.

(8:05 – 8:12)

2-1182

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6600 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: AHE PROPERTIES, LLC - Request for a Special Use Permit TO ALLOW A PRIVATE STREET IN CONJUNCTION WITH A PROPOSED FOUR LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION at 2122 Edgewood Avenue (APN 162-04-101-018), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

C.C.: 07/06/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – DENIED – Motion carried with McSWAIN and STEINMAN voting NO and NIGRO excused

This is Final Action

NOTE: MARGO WHEELER, Director, Planning and Development, indicated that she was leaving the dais during discussion of this application because her home is located within the Notification area. She did not participate in the analysis or the recommendation for this project.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated the request for the Special Use Permit for a private drive did meet the standards of Title 19 as written. He noted that the tentative map that could follow subsequent to approval of the application might be problematic because the road could make the front parcel non-conforming and it would then require a variance. A setback

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 27 – SUP-6600

MINUTES – Continued:

variance would be required because the front of the parcel would become the side and the current western side of the parcel would become the front. Staff recommended approval because it meets Code but did so with concerns about the tentative map.

DAVID TURNER, Baughman & Turner Consulting Engineers, 1210 Hinson Street, Las Vegas, appeared on behalf of the applicant and requested approval. The private drive would be in conjunction with a four-lot residential subdivision.

RICHARD RUDIAK, 2244 Edgewood Avenue, indicated he was speaking on behalf of his mother and his sister who live at 1201 South Rancho Drive. He opposed the application because the Scotch 80's character is slowly being deteriorated. The existing structure has historical significance to the City so he was glad to hear it was going to be preserved.

TODD FARLOW, 240 North 19th Street, asked if the zoning change was already completed. Putting four lots on a residential estate loan did not seem to work without a zone change. VICE CHAIRMAN TRUESDELL indicated each lot would meet the 20,000 square foot requirement.

DANNY PIPER, 1217 Park Circle, stated that he has lived in the area for 20 years and enjoys the beauty of the older section of town. He supported the developer's request and explained they have no intentions of devaluing the adjacent property owner's land. He said he was shocked to receive a letter sent to all residents in the Scotch 80's, a letter he described as "poisonous". Ironically, the letter was done in the same format that his newsletters are sent out in. Area residents began to call him because they thought he had drafted the letter opposing the project. He immediately sent out another letter to everyone in the neighborhood explaining that he was not opposed to the project and did not send out that first letter of opposition. People in the area called him and said that by the time they received his clarification letter, they had already registered protests with the City. MR. PIPER wanted to clarify for the Board that some of the protests received may have been registered in error due to the misleading letter. He found it appalling that someone would do that and not have the courage to sign the letter. He recommended approval.

COMMISSIONER McSWAIN said she understood the concept of the project but was nervous because there was no site plan with the application. MR. TURNER stated they were not allowed to submit the site plan but were told to submit this application prior to a tentative map or site plan review. MR. RANKIN confirmed that this item would require the tentative map to subdivide the lots but would not need a site development review. The permit does need to proceed forward first.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 27 – SUP-6600

MINUTES – Continued:

COMMISSIONER EVANS referred to the Scotch 80's as a gem and commended the residents there for their passion and commitment to the City. A four-lot subdivision is not compatible with the surround neighborhood. He could not support the application.

COMMISSIONER McSWAIN pointed out that this does abut C-1 Commercial. There are a variety of different sized lots in the neighborhood. MR. TURNER confirmed that lot sizes in the area range from 1/3 acre to two acres. The Commissioner confirmed with MR. TURNER that there were no horse properties in the area. Because of the adjacent commercial and the general character of the neighborhood, she would support the application.

COMMISSIONER DAVENPORT had several concerns about the project. Edgewood Avenue was recently closed off to maintain its rural nature. This application would force traffic down to Park Circle to exit. He read a protest letter, which promoted closure of more streets within the subdivision. The Commissioner felt that if the applicant was serious about the project, they would request Edgewood Avenue be reopened. He would not support the item.

VICE CHAIRMAN TRUESDELL confirmed with MR. RANKIN that if the applicant had presented the project without a private street, the item would not be before the Board. MR. TURNER indicated the applicant wanted to keep the rural feel of the neighborhood and that is why the application went forward. If the street was a public street, it would have to be 47 feet wide and that would cause the lots to fall below the requirement for residential estates. Having lived in the Scotch 80's, VICE CHAIRMAN TRUESDELL was familiar with the area. Generally, the residents would request the incoming developers prove how closure of one street would affect the surrounding streets in the area. He thought that might have been helpful here. In the context of what was presented and keeping the historical value in mind, he had a problem with supporting the application. He was also concerned about the affect the development would have on the property on the west side of the site.

COMMISSIONER STEINMAN questioned how people could be prevented from legally developing the land because of the historical nature of a structure. VICE CHAIRMAN TRUESDELL stated that the Scotch 80's has lacked a cohesive plan and approving another private street in the center of it would worsen the situation. COMMISSIONER DAVENPORT pointed out that the applicant cannot legally develop the land without a use permit.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:12 – 8:35)

2-1460

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6607 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AHERN RENTALS - OWNER: DON & PAUL, LLC - Request for a Special Use Permit FOR A PROPOSED 499 GALLON PROPANE TANK WHERE A 288 GALLON TANK IS THE MAXIMUM ALLOWED at 1785 West Bonanza Road (APN 139-28-411-001), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

C.C.: 07/06/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, uses Ahern Rentals as a vendor and NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that staff is recommending approval of the application because it is in conformance to conditions for a Special Use Permit for a propane tank. The applicant has indicated that they will be building the tank to the Unified Fire Code. The site is located within an industrial area.

MARK DANIELS, Ahern employee, appeared on behalf of the applicant and indicated that

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 28 – SUP-6607

MINUTES – Continued:

they have completed the structure for the tank and it does meet all established codes. VICE CHAIRMAN TRUESDELL had MR. DANIELS clarify that a small tank is installed and currently holding 215 gallons of propane. The applicant is now requesting a larger tank. The tank would be above ground and would be visible from the freeway. There are ballards to protect it from any impact. Ahern has similar tanks on other properties. VICE CHAIRMAN TRUESDELL noted that there is housing approved just west of the site and only the freeway separates the site from a significant amount of single family residences. He wanted to understand what the possible impact would be to the nearby residential if a catastrophic accident were to occur related to the tank. MR. DANIELS explained it is behind a construction facility and is not visible to Bonanza Road. The tank is over 200 yards from the freeway.

COMMISSIONER EVANS pointed out that many mountain communities exist on propane stored in tanks significantly larger than that being discussed. He counted on staff to caution the Board if necessary since they are better trained in public safety issues. He asked for staff's input. MR. RANKIN explained that the Fire Department was contacted and they reported that they had no concerns with the tank as proposed. MR. DANIELS stated they have passed all inspections by the City and the Fire Department.

VICE CHAIRMAN TRUESDELL said he would still like to know the worse case scenario in the event something happened to the tank. MARGO WHEELER, Planning and Development, replied that the contact with the Fire Department was beyond the usual routing of the item to insure that they focused on the item specifically for their comments. They were fine with the proposal.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:35 – 8:42)

2-2398

CONDITIONS:

Planning and Development

1. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.
2. All City Code requirements and all City departments' design standards shall be met.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 28 – SUP-6607

CONDITIONS – Continued:

Public Works

3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the installation of the propane tank, the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. We note that this site lies within a FEMA Flood Zone A. All federal requirements for placing storage tanks within flood hazard areas must be complied with.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6576 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DUANE WILLIAMS - OWNER: DUANE D. WILLIAMS AND CAROL K. WILLIAMS - Request for a Site Development Plan Review FOR A 700 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT, PERIMETER AND STREET BUFFER LANDSCAPING STANDARDS on 0.15 acres at 812-814 South 4th Street (APN 139-34-410-124), R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1(Tarkanian).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that this is a request for an existing home to be converted into a storage area for floral items. The site is currently being used for storage. The building is non-conforming and will remain so. Staff supported the application with the stipulation that wheel stops are added to the parking area and landscape is added to match more closely with the Downtown Centennial Plan.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 29 – SDR-6576

MINUTES – Continued:

DUANE WILLIAMS appeared and clarified that there is a landscaped area that runs east/west and separates two parking lots. That landscaping was not indicated in the back up. He noted that the photo he submitted with his application did show a row of 19 cypress trees and a two and a half foot planter separating the north and south parking lots. The tire stops are also in place and have existed for years but they were left off of the plan. MR. WILLIAMS concurred with all conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:34 – 6:38)

1-1065

CONDITIONS:

Planning and Development

1. Prior to the issuance of building permits, a revised site plan must be submitted to and approved by the Department of Planning and Development showing a loading zone for the building and curb stops in each parking space.
2. Prior to the issue of building permits a revised landscaping plan shall be submitted to the Planning and Development Department showing a parking lot finger at the end of the parking section near the building, a landscaping strip between the diagonal parking spaces and the south property line with 24 inch box trees spaced 30 feet apart, 24 inch box trees 20 feet apart in the space between the first parking space and the east property line, four one-gallon and four five-gallon shrubs per 24 inch box tree in all planters, and the fence along the west and east property line to match the design of Graphic 5 of the Downtown centennial Plan.
3. All development shall be in conformance with the site plan and building elevations, dated 04/22/05, except as amended by changes by these conditions.
4. The waivers are approved by conformance to the above conditions.
5. The building elevation shall be modified to be similar to the wedding chapel to the north.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 29 – SDR-6576

CONDITIONS – Continued:

7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
8. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an extension of time is granted.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize shoebox fixtures and downward directed lights. Wall pack lighting shall utilize shoebox fixtures and downward directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened and shall not create fugitive lighting.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050
13. All City Code requirements and design standards must be satisfied.

Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. The proposed driveway shall be designed, located and constructed to meet the intent of Standard Drawing #222A. The proposed gates shall remain fully opened during normal hours of operation.
16. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
17. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 29 – SDR-6576

CONDITIONS – Continued:

18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6588 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SP SAHARA DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 41-STORY MIXED-USE DEVELOPMENT INCLUDING 900 RESIDENTIAL UNITS AND 10,200 SQUARE FEET OF COMMERCIAL SPACE, WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK REQUIREMENT, PARKING STRUCTURE SETBACK REQUIREMENT, BUILD-TO LINE REQUIREMENT, AND STREETScape REQUIREMENTS on 3.90 acres located at the northwest corner of Sahara Avenue and Fairfield Avenue (APN: 162-04-812-001 & 162-04-811-027, R-3 (Medium Density Residential) and R-4 (High Density Residential) Zone, Under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following conditions:

- *A waiver from the Downtown Centennial Plan Streetscape requirement is hereby approved to allow a 10-foot wide sidewalk along Sahara Avenue with shade trees located in tree grates immediately behind the curb. The sidewalk shall include a decorative paving treatment at the intersections. All streetscape treatments shall conform to match the Fourth Street improvements installed by the City of Las Vegas. A revised streetscape plan shall be submitted and approved by Planning prior to the building permits being issued.*
- *Palm trees shall be installed in the public right-of-way on the north/south streets at a maximum spacing of 35 feet on center, 30 feet on center preferred, in accordance with subsection DS4.2a of the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation as measured to the top of the brown*

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 30 – SDR-6588

MOTION – Continued:

trunk. Shade trees in single or double rows may be provided alternately between the required palm trees.

- *Shade trees shall be installed in the public right-of-way on all east/west streets at a maximum spacing of 30 feet on center, 15 to 20 feet on center preferred, in accordance with subsection DS4.2a of the Downtown Centennial Plan. Minimum tree sizing shall be a 24-inch box tree, a 36-inch box tree is preferred.*
– UNANIMOUS with TRUESDELL abstaining because he owns an interest in a property located within the Notification area and NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that this was a review of a previously approved site plan. The applicant has modified the plan by adding 24 units in tower one, 64 units in tower two and reducing the amount of commercial square footage by 25,000 square feet. There are multiple waiver requests that were part of the original plan. MR. RANKIN read some additional conditions into the record and indicated the applicant was faxed a copy for review.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. He indicated that this is substantially the same project as previously approved. The changes were made in a response to market conditions. There is great demand for residential and reducing the commercial should not negatively impact the area as there is adequate commercial provided there. MR. BORGEL concurred with all conditions including the three additional conditions.

COMMISSIONER STEINMAN noted that reducing each floor by four inches allows the developer to add a couple of floors, which equates to approximately 80 units. That will add more cars to the traffic situation. The traffic study had indicated that a nearby intersection could fail with the original number of units. He questioned Public Works staff about the effect the additional units would have on traffic.

YONGYAO LOU, Public Works Department, explained that the applicant is required to update the traffic study. There has been discussion regarding pedestrian walkways. The applicant will be required to make a financial contribution to the mitigation of the nearby intersection. MR. BORGEL indicated that he is also representing the project at the intersection of Las Vegas Boulevard and Sahara Avenue and that developer is allowing for extra lanes and a variety of

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 30 – SDR-6588

MINUTES – Continued:

other mitigation measures that will allow dual left turn lanes and a right turn lane. The subject property will have a small amount of participation in those improvements.

COMMISSIONER STEINMAN questioned price points between the time of original application and now since there has been a cost increase of 35 percent. MR. BORGEL could not speak for the subject project but indicated that his general impression overall was that a project costing \$300 per square foot last year would now cost approximately \$400 per square foot.

COMMISSIONER McSWAIN recalled that the traffic study was done before the improvements were made at Sahara Avenue. It is possible that traffic issues might not be as bad as previously thought. MR. BORGEL pointed out that although there would be increased traffic from the additional units, those units are replacing commercial so there will be less commercial traffic.

No one appeared in opposition.

COMMISSIONER GOYNES declared the Public Hearing closed.

(7:41 – 7:54)

2-420

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. All development shall be in conformance with the site plan and building elevations, date stamped 04/26/05 except as amended by conditions herein.
4. The waiver from the Downtown Centennial Plan requirement for building setbacks is hereby approved, based on the level of façade articulation detailed in the submitted elevations.
5. The waiver from the 70% frontage requirement for building placement is hereby approved, based on the pedestrian amenity areas provided at the base of each building.
6. The waiver from the 10-foot landscape buffer requirement is hereby approved in accordance with the Variance (V-0027-02) that was previously approved for the site.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 30 – SDR-6588

CONDITIONS – Continued:

7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 30 – SDR-6588

CONDITIONS – Continued:

16. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.
17. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
18. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

19. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Sahara Avenue and Fairfield Avenue prior to the issuance of any permits.
20. Submit a public sewer relocation plan for abandonment/relocation of the existing 8-inch public sewer conflicting with development of this site to the Department of Public Works prior to the submittal of any construction drawing for this site. Provide appropriate public sewer easements for the relocated public sewer, and submit appropriate vacation applications to eliminate the existing public sewer/utility easement; the Order of Vacation shall record prior to the issuance of building permits for any structures overlying the public sewer/utility easement. Additionally, this project will exceed the capacity of the neighborhood sewers to the north and is required to connect to the Sahara Avenue interceptor sewer.
21. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 30 – SDR-6588

CONDITIONS – Continued:

If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

22. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and Fairfield Avenue adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fairfield Avenue public right-of-way adjacent to this site prior to occupancy of this site.
24. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.
25. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-2-99 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6592 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: CROSSROADS AT SUNSET LLC - Request for a Site Development Plan Review FOR A 16,250 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF THE PARKING LOT, PERIMETER LANDSCAPE BUFFER, AND FOUNDATION LANDSCAPING STANDARDS AND FOR THE USE OF REFLECTIVE GLASS on 1.73 acres near the intersection of Trinity Peak and Fire Mesa Street (APN 138-15-310-026), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions, deleting Condition 12 and amending the following condition:

4. All development shall be in conformance with the site plan and building elevations submitted at the 6/09/2005 Planning Commission meeting except as amended by conditions herein.
– UNANIMOUS with TRUESDELL abstaining because he is consulting on an adjacent office building on their leasing and NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 31 – SDR-6592

MINUTES – Continued:

DOUG RANKIN, Planning and Development, explained that the item has been reviewed by the Technology Architect Review Committee (TARC) and they recommended approval. The requested waivers are similar to those granted throughout the tech center and staff is also recommending approval.

E HONG LU, HFTA, appeared on behalf of the applicant and stated that the building will have steel top concrete construction. The architecture is similar to the first building the owner constructed several years ago. That building serves as the company headquarters and this building will be the workshop for the engineers. With the exception of Condition 12, he concurred with all other conditions. The design has been approved by the TARC committee and that condition would require elevations to be approved by the Planning Department. He requested Condition 12 be deleted.

COMMISSIONER DAVENPORT asked for staff's comments regarding the deletion of Condition 12. MR. RANKIN replied that staff did not have any concerns if architectural penetration existed. Reviewing two dimensional plans are at times difficult. He suggested looking at the plan the applicant referenced on the overhead. MR. LU noted the corners on each side of the building and that each window had a recessed arch. The paint will be desert tones with red accents. MR. RANKIN said that staff found the drawings acceptable.

MARGO WHEELER, Planning and Development, asked that the Commission consider amending Condition 4 to reflect the plans submitted during the meeting.

COMMISSIONER GOYNES declared the Public Hearing closed.

(8:42 – 8:46)

2-2725

CONDITIONS:

Planning and Development

1. Waivers of the perimeter, foundation, parking lot landscaping and for the use of reflective glazing are hereby approved.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 31 – SDR-6592

CONDITIONS – Continued:

3. All City Code requirements and design standards of all City departments must be satisfied.
4. All development shall be in conformance with the site plan and building elevations, date stamped 04/26/05 except as amended by conditions herein.
5. Refuse collection areas and dumpsters shall be enclosed by walls a minimum of six feet in height, finished in the same manner as the main structures within the development and shall follow the same design theme and use similar materials to those used in the main structures. All such enclosures shall have solid metal gates, and shall have a roof.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5%.
12. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 31 – SDR-6592

CONDITIONS – Continued:

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
16. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this facility.
19. Site development to comply with all applicable conditions of approval for Z-0087-98 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6593 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WORLD MARKET CENTER - OWNER: WMC 1 ASSOCIATES LLC -
 Request for a Site Development Plan Review FOR A PROPOSED 1,619,219 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS OF THE PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS on 7.21 acres adjacent to the northeast corner of I-15 and Bonneville Avenue (APN 139-33-610-005), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions and amending the following conditions:

9. The Off-Premise Advertising (Billboard) signs on the property shall be removed prior to the issuance of a *Certificate of Occupancy* for the Phase II building.
11. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a *structural* building permit, to reflect a minimum 10-foot wide trail with amenity zones along the Bonneville Avenue and Grand Central Parkway frontages in accordance with the requirements of ROC-6467.
13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a *structural* building permit. The landscape plan shall include irrigation specifications.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 32 – SDR-6593

MOTION – Continued:

20. **Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.**

– UNANIMOUS with NIGRO excused

To be heard by the City Council 7/06/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that this application is for Phase II of the World Market Center project. Staff is supportive of all waivers. A Waiver is requested for the perimeter landscaping along the I-15 corridor and staff supported that request because the corridor could change from time to time and the landscaping would probably not be seen anyway. The streetscape treatments were addressed when ROC-6467 was heard. The Review of Condition, which was approved, requires a 10-foot wide trail with two, five-foot wide amenity zones, except where the plaza would encroach into the area. Staff could support the Waiver regarding the build to line because of the approval of Z-100-97(3). There is a request for a waiver from the Parkway Center Development standards because this building will be in conformance to the already approved Phase I and would make the buildings look alike.

Staff discussed the existing billboards with the applicant and staff recommends amending Condition 9 so that the billboards would be moved when the Certificate of Occupancy (C of O) is issued on the units.

ROBERT HOLGATE, 495 South Grand Parkway, appeared on behalf of the applicant. Regarding MR. RANKIN'S comments relating to Condition 9, MR. HOLGATE explained the applicant has an issue with a long-term lease agreement that stretches over 25 years. The applicant is discussing the matter with legal counsel to understand their legal responsibilities and what lease termination requirements are necessary. There are eight billboards throughout the 57 acre development and the applicant is keeping status to determine which could potentially stay. During a previous City Council meeting, MR. HOLGATE saw that MR. MOLASKY, whose property is adjacent to this site, to the north, was able to incorporate a signage program into his parking garage.

VICE CHAIRMAN TRUESDELL asked if it would be acceptable to strike the condition now with the understanding that it must come back before the Board prior to issuance of the C of O.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 32 – SDR-6593

MINUTES – Continued:

MARGO WHEELER, Planning and Development, said that staff proposed keeping the condition with a requirement that the Board rule prior to the issuance of the C of O. That way, it would come before the board as a Review of Condition. VICE CHAIRMAN TRUESDELL confirmed that if that were the case, the application would only be heard by the City Council. MS. WHEELER indicated that a notation could be made requiring the item be heard before Planning Commission prior to going before City Council.

MR. HOLGATE stated that during a required review, the five-year review period was reduced to a one year review period. One of the conditions states the Council can review and eliminate the billboard but it does not specifically state that the billboard must be removed. Condition 12 demands the sign be removed and he could not concur with that condition until the legal issues are further investigated. The applicant hopes to receive building permits by August. There is a two million dollar loan in place and the situation needs to be expedited.

COMMISSIONER DAVENPORT said that if the Commission conditioned for issuance of the C of O, then the applicant would have two years to come back and during that time the legal alternatives could be investigated. MR. HOLGATE indicated he could accept the condition contingent upon the C of O.

MR. HOLGATE questioned Condition 11 which pertained to a conceptual landscape plan and Condition 13, which referenced a technical landscape plan. The applicant can agree only to the conceptual plan at this time. He found the two conditions to be conflicting.

MS. WHEELER explained that Condition 11 refers to the conceptual landscape plan that is to be provided prior to the time the application is made for building permits. Condition 13 refers to the actual landscape plan signed by the architect.

COMMISSIONER EVANS confirmed with MR. HOLGATE that he would like Condition 13 to be deferred. MS. WHEELER stated the concern would be that once the building permit is issued, if there is a need of additional landscape or a change in location, it could not be easily accommodated.

Also, MR. HOLGATE expressed concern regarding Condition 26, which relates to a Traffic Impact Analysis (TIA) requirement. Because there will be trade shows at the site, the importance of the TIA is to determine the affect of the trade shows on the surrounding streets. It will be difficult to submit the necessary information prior to the issuance of the building permit and the applicant asked that it be deferred so it can be handled during the approval process. The applicant intended to pull a grading and early foundation permit.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 32 – SDR-6593

MINUTES – Continued:

MR. HOLGATE explained that there is a trade show scheduled for July 25th and getting a TIA done, submitted and approved by then is almost impossible. VICE CHAIRMAN TRUESDELL confirmed the foundation and grading plans would be the first two plans out for the project. The development will not be beyond that stage by the July 25th date so tying the landscape plan to the building permit should not be a problem. The conditions would not hold up the process of receiving an early grading or early foundation permit. MR. HOLGATE appreciated the clarification.

MS. WHEELER stated that staff is comfortable clarifying that Conditions 11 and 13 relate to the structural building permit.

MR. HOLGATE also questioned Item 20, which refers to property lighting going downward in direction. This project will have the same lighting as building one, which is literally upward in direction but it is shielded so as not to deflect. MS. WHEELER indicated the words “and shall be directed downward” could be deleted. MR. HOLGATE concurred.

TODD FARLOW, 240 North 19th Street, thanked MR. HOLGATE for bringing such a nice project into the City.

COMMISSIONER McSWAIN admitted she was concerned about the aesthetics of the first building but she truly appreciates it now. The second building looks very complimentary and should be fantastic. MR. HOLGATE stated that within the next 60 days, the site will have more landscaping improvements. At night, the illumination is subtle and very nice.

VICE CHAIRMAN TRUESDELL described Phase I as incredible. He asked how this building would sit with respect to the view corridor of the first building. MR. HOLGATE indicated that a lot of consideration was taken by the architects regarding these two buildings and the future buildings that will come out. Building two will show off more detail on the corners. There will be more of a glass atrium look than building one and it will be six stories taller. The differences in elevation and height will compliment each other dramatically. The contrast and alignment are chosen for specific reasons. The applicant is looking at approximately 12 million square feet, so there will be several elevation changes between the buildings while insuring pedestrian and handicap friendly courtyards that will encourage people to gather during the shows.

COMMISSIONER DAVENPORT said he loved the building but was concerned about Alta Lane being blocked for a month or so. MR. HOLGATE said the utility companies are having some

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 32 – SDR-6593

MINUTES – Continued:

issues with the roadway infrastructure and they have to be redesigned. Those improvements will be completed within the next 30 days. He apologized for the inconvenience.

COMMISSIONER STEINMAN asked what the proper parking requirements were for a development of 12 million square feet and what studies were done to see how this works in other cities where there are multiple market centers. He could not see how the parking could be accommodated. MS. WHEELER explained that staff has worked with World Market Center on this project and a significant component of this occasional use type of building is public transportation. Many of the participants will arrive in private buses and shuttles as they do at other centers. Over the long term, this area is linked with a future monorail and the immediately available Max system. These forms of transit will facilitate the project when it is at full capacity. COMMISSIONER STEINMAN was really only concerned about the peak times. He pointed out that in Atlanta, most of the participants would walk to the center. He wanted to make sure the people can be accommodated. MR. HOLGATE indicated the Mayor shared the same concerns and he discussed several methods used to address those concerns.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:46 – 9:10)

2-2979

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 04/27/05, except as amended by conditions herein.
3. A Waiver from the Parkway Center perimeter landscape requirements is hereby approved, to remove the requirement for a landscape buffer along the west property line.
4. A Waiver from Parkway Center streetscape requirement is hereby approved, to allow the development of a trail instead of the required streetscape treatment along the Bonneville Avenue and Grand Central Parkway frontages.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 32 – SDR-6593

CONDITIONS – Continued:

5. A Waiver from Parkway Center parking lot landscaping standards is hereby approved, to remove the requirement for landscaping in the surface parking lot located immediately south of the Phase II building.
6. A Waiver from the Parkway Center build-to line requirement is hereby approved, to allow the Phase II building to be located 148 feet from the front property line.
7. A Waiver from Parkway Center exterior materials requirement is hereby approved, to allow the use of synthetic stucco on the lower floors of the building.
8. The adequacy of the parking for this development shall be reviewed by the Planning Commission and City Council within two years of the issuance of a Certificate of Occupancy for the Phase II building, at which time the Planning Commission and City Council may require addition parking be provided for the facility.
9. The Off-Premise Advertising (Billboard) signs on the property shall be removed prior to the issuance of a building permit for the Phase II building.
10. This development is subject to the applicable conditions of the approved Review of Condition (ROC-6466) that allowed the required landscaping to be installed in phases.
11. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum 10-foot wide trail with amenity zones along the Bonneville Avenue and Grand Central Parkway frontages in accordance with the requirements of ROC-6467.
12. A permanent underground sprinkler system shall be installed in all landscape areas as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
14. Pre-planting and post-planting landscape inspections are required. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. This is to

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 32 – SDR-6593

CONDITIONS – Continued:

ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized.

15. Handicap parking spaces shall be provided in accordance with Code requirements.
16. Glazing shall be limited to a maximum of 15 percent reflectivity in accordance with the Parkway Center Development Standards Manual.
17. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the Parkway Center Development Standards. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
19. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
20. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
21. The approved Master Sign Plan for the development shall be amended to include the Phase II building, and shall be submitted for approval of the Planning Commission prior to the issuance of a Certificate of Occupancy for the Phase II building.
22. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 32 – SDR-6593

CONDITIONS – Continued:

23. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

24. Remove all substandard improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards concurrent with development of this site.
25. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
26. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
27. A Drainage Plan and Technical Drainage Study for the parcel must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 32 – SDR-6593

CONDITIONS – Continued:

recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

28. Site development to comply with all applicable conditions of approval for Z-0100-97 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MSP-6594 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: SUPERIOR ELECTRICAL ADVERTISING, INC. - OWNER: LONE MOUNTAIN PLAZA, LLC - Request for a Master Sign Plan FOR A PROPOSED 38,400 SQUARE-FOOT RETAIL CENTER on 3.80 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN: 138-07-401-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C. 07/06/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that in addition to the wall signs as proposed with the item, there are two, 12-foot monument signs. All the signs on the master sign plan as submitted are in conformance to the Lone Mountain Master Plan requirements.

PATTY SKOGLUND ADAMS, Superior Electrical Advertising, appeared on behalf of the applicant and concurred with all conditions.

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 33 – MSP-6594

MINUTES – Continued:

COMMISSIONER STEINMAN questioned the amount of illumination that would come from the two signs in the front. MS. ADAMS explained the signs are small and measure approximately 12 feet. They do have fluorescent lamping inside. There is a seven foot high box in the center and that is the only area that the illumination can come through. She referenced a plan to explain it to the Commissioner. He was happy to hear it was minimal.

COMMISSIONER STEINMAN then confirmed with MS. ADAMS that there was no lighting on the north side of the building. Any tenants who choose to place signage there would understand the letters could not be illuminated.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:10 – 9:13)

3-409

CONDITIONS:

Planning and Development

1. Signage located on the north side of Pad 1, Shops A, Shops B, and Office A shall be non-illuminated.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. The Monument sign shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.
4. Illumination of the monument sign shall comply with Title 19.14.070 Residential Protection Standards.

Public Works

5. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
6. Site development to comply with all applicable conditions of approval for the Lone Mountain Master Development Plan, Zoning Reclassification Z-33-97, Site Development Plan Review SDR-2612 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - TXT-6627 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.05 (B) LIQUOR ESTABLISHMENT (TAVERN) [C-1 THROUGH M](5)(a), to allow for a Waiver of the distance separation requirements for Taverns in the Arts Overlay District.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

MCSWAIN – Motion to HOLD IN ABEYANCE Item 17 [ROC-6399] to the 6/23/2005 Planning Commission Meeting; Item 23 [WVR-6606] to the 7/14/2005 Planning Commission Meeting; TABLE Item 5 [TMP-6612] and Item 34 [TXT-6627]; and WITHDRAW WITHOUT PREJUDICE Item 7 [GPA-6221], Item 8 [ZON-6157], Item 9 [VAR-6349], Item 10 [VAR-6158], Item 11 [VAR-6407] and Item 12 [SDR-6155] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:06 – 6:07)
1-108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

TXT-6785 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.030, 19.18.040, 19.18.060 and 19.18.070 to increase the notification area for General Plan Amendments; Rezoning; Special Use Permits; and Variances to 1,000 feet and to change the mailing notice for appeals for Special Use Permits and Variances.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be forwarded to City Council in Ordinance form

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, pointed out that the Agenda Summary Page shows staff has no recommendation when in fact, staff's recommendation is for approval.

DOUG RANKIN, Planning and Development, explained that currently the Planning Department notifies at 1,000 feet for General Plan Amendments, Rezoning, Special Use Permits and Variances. This application would bring that practice into conformance. When the State of Nevada increased their notification area from 500 feet to 750 feet, the City expanded to 1,000 feet. There is also some additional language that would clarify the discrepancy between

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 35 – TXT-6785

MINUTES – Continued:

Variances and Special Use Permits. The existing language for both types of applications basically says the same thing but do not read exactly the same.

COMMISSIONER McSWAIN asked if the amendment would increase costs to the applicants on these types of applications. MS. WHEELER replied it would not.

COMMISSIONER DAVENPORT found a discrepancy in the language of 19.18.030, subsection (c), which related to mobile home parks. In one place it references notification of tenants of mobile home parks at 300 feet and then later it says 1000 feet. MS. WHEELER explained that 300 feet is according to State law and the 1000 feet is for projects of regional significance.

VICE CHAIRMAN TRUESDELL asked if this measure would clean up some of the irregular expanded notice areas that have grown over the past few years. MS. WHEELER replied that those would remain unaffected by this action. If a Council member requests a special notification area on a specific case or in a specific area, it will remain as a policy. This application would relate the Code providing standard, basic notification.

COMMISSIONER STEINMAN asked if the notification costs were the same for the applicant regardless of the number of notices. MS. WHEELER said to the City it is not the same but it is a flat fee for the applicant.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:13 – 9:17)

3-492

CONDITIONS:

Title 19.18.030, 19.18.040, 19.18.060 and 19.18.070 are hereby amended as follows;

19.18.030 General plan amendment.

(F) Planning Commission Public Hearing and Action.

(2) Notice.

B. Each owner of real property located within a minimum of five hundred [one thousand] feet of the property described in the application or, in the case of an application proposing a project of regional significance (as described in NRS 278.02542), a minimum of seven hundred fifty [one thousand] feet;

C. Each tenant of any mobile home park that is located within three hundred feet of the property described in the application or, in the case of an application proposing a project of regional

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 35 – TXT-6785

CONDITIONS – Continued:

significance (as described in NRS 278.02542), a minimum of seven hundred [one thousand] feet;

19.18.040 Rezoning.

(2) Notice.

- B. Each owner of real property located within a minimum of seven hundred fifty [one thousand] feet of the property described in the application;
- C. Each tenant of any mobile home park that is located within seven hundred fifty [one thousand] feet of the property described in the application;

19.18.060 Special use permit.

(2) Notice.

- B. Each owner of real property located within a minimum of five hundred [one thousand] feet of the property described in the application, or in the case of an application to authorize the sale of alcoholic beverages, a minimum of one thousand five hundred feet;
- C. Each tenant of any mobile home park that is located within three hundred [one thousand] feet of the property described in the application, or in the case of an application to authorize the sale of alcoholic beverages, a minimum of one thousand five hundred feet;

(K) City Council Public Hearing.

- (1) Notice and Hearing. The City Council shall conduct a public hearing on all Special Use Permit applications which are appealed or are forwarded to the Council for final action. [For those applications appealed to the Council for final action,][p] Public notice of the hearing shall be mailed at least ten days before the hearing to the property owners who were notified by mail of the Planning Commission hearing.

19.18.070 Variance.

(2) Notice.

- B. Each owner of real property located within a minimum of five hundred [one thousand] feet of the property described in the application;
- C. Each tenant of any mobile home park that is located within five hundred [one thousand] feet of the property described in the application;

(K) City Council Public Hearing and Action.

- (1) Notice. The City Council shall conduct a public hearing on any Variance application which is appealed or forwarded to the Council for final action. The City Clerk is authorized to consolidate all appeals or requests for review that have been filed regarding a particular application, or to schedule them in sequence or otherwise, in which case the City Council may hear the items separately or consolidate them for purposes of hearing, as the Council

PLANNING COMMISSION MEETING OF JUNE 9, 2005
Planning and Development Department
Item 35 – TXT-6785

CONDITIONS – Continued:

deems appropriate. [For those applications appealed to the Council for final action, public notice of the hearing shall be mailed at least ten days before the hearing to the property owners who were notified by mail of the Planning Commission hearing.] At least ten days' written notice of the hearing shall be sent to property owners who were sent notice of the public hearing conducted by the Planning Commission.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 9, 2005

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

None.

MEETING ADJOURNED AT 9:17 P.M.

Respectfully submitted:

LEAN COLEMAN, DEPUTY CITY CLERK

YDOLEENA YTURRALDE, DEPUTY CITY CLERK